

## ZONING AND BUILDING AGENDA

APRIL 5, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

273397      DOCKET #7968 – PAUL AND STACI SPASS, Owners, 12904 South Mason, Palos Heights, Illinois 60463, Application (No. MA-05-03; Z05150). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for an existing single family residence and a proposed new single family residence on sewer and water in Section 32 of Worth Township. Property consists of approximately .69 of an acre located on the south side of 129th Street between Austin Avenue and Mason Avenue in Worth Township. Intended use: Existing single family home and new single family home.

**Please be advised that the subject application has been withdrawn by the applicant.**

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274482      DOCKET #8000 – DAWN & PATRICK HAMILL, Owners, 5555 West 175th Street, Tinley Park, Illinois 60477, Application (No. SU-05-11; Z05182). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to house and rehabilitate rescue animals (miniature horses, dogs and goats) until adopted in Section 33 of Bremen Township. Property consists of 3.08 acres located on the west side of 175th Street, approximately 936 feet east of Central Avenue in Bremen Township. Intended use: To house and rehabilitate rescue animals until adopted. **Recommendation: That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

277555      DOCKET #8026 – W. GUZY, Owner Application: Variation to reduce lot area from 40,000 square feet to 20,700 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the north side of 31st Street, approximately 1,500 feet east of Archer Avenue in Lemont Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Cook County Department of Public Health Approval #16332

277556      DOCKET #8027 – M. MARIBETH, Owner Application: Variation to reduce front yard setback from 40 feet to 31 feet; and reduce right side yard setback from 15 feet to 7 feet for an addition to existing attached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Franklin Avenue, approximately 300 feet north of 58th Place in Lyons Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

277557      DOCKET #8032 – M. KACZMARSKA, Owner Application: Variation to reduce rear yard setback from 40 feet to 20 feet for a wood deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the northeast corner of West Greenwood Drive and East Greenwood Drive in Maine Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATIONS:**

277558      DOCKET #8035 – J. BARTYCZAK, Owner Application: Variation to reduce front yard setback from the required 30 feet to 16 feet; and increase the floor area ratio from .40 to .53 for a single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lorel Avenue, approximately 261 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

277559      DOCKET #8036 – M. DESAI, Owner Application: Variation to reduce lot area from 40,000 square feet to 22,768 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for an addition to existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Indian Hill Drive, approximately 420 feet south of Blackhawk Drive in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Cook County Department of Public Health Approval #16488

277560      DOCKET #8037 – J. & P. PERKAUS, Owners Application: Variation to increase the floor area ratio from .15 to .23 for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.95 of an acre, located on the northwest corner of Ridge Road & Roger Avenue in New Trier Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

277561      DOCKET #8038 – R. POCIUS, Owner Application: Variation to reduce left side yard setback from 15 feet to 12 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.94 of an acre, located on the northeast corner of Waitkus Drive & Brookside Drive in Lemont Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

277562      DOCKET #8039 – J. KNAPERREK, Owner Application: Variation to combine two (2) lots into one (1); reduce lot area from 10,000 square feet to 7,543 square feet; reduce rear yard setback from 40 feet to 35 feet; reduce right interior side yard setback from 10 feet to 3 feet for a new single family residence; and reduce left interior side yard setback from 10 feet to 1.6 feet (existing); reduce rear yard setback from 5 feet to 2 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.74 of an acre, located on the west side of South Lorel Avenue, approximately 209.93 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATIONS:**

- 277563      DOCKET #8040 – C. CINER, Owner Application: Variation to reduce right interior side yard setback from 15 feet to 9.3 feet (existing) for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.74 of an acre, located on the east side of Central Drive, approximately 500 feet north of 121st Street in Lemont Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    Ms. Fonda Ryan objected to the open slat deck citing the County might use the applicant's portion of the property for drainage. She presented no evidence of this ever happening. The applicant is not building the deck in the right of way.
- 277564      DOCKET #8042 – S. WINEMILLER, Owner Application: Variation to increase height of fence in front yard from maximum allowed 3 feet to 4 feet for a fence in the R-3 Single Family Residence District. The subject property consists of approximately 1.88 acres, located on the north side of 194th Street, approximately 1,098 feet west of Kedzie Avenue in Rich Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 277565      DOCKET #8043 – T. BARRY, Owner Application: Variation to reduce front yard setback from 30 feet to 25 feet for an addition; reduce left interior side yard setback from 10 feet to 8 feet for an existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the west side of Holly Avenue, approximately 320 feet south of Pleasant Street in Northfield Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 277566      DOCKET #8044 – K. & J. EVANS, Owners Application: Variation to reduce lot area from 20,000 square feet to 19,706 square feet (existing); reduce left interior side yard setback from 15 feet to 12 feet (existing) for a 2nd story addition and a new porch in the R-4 Single Family Residence District. The subject property consists of approximately 0.44 of an acre, located on the east side of Linder Avenue, approximately 133 feet north of 55th Place in Lyons Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 277567      DOCKET #8045 – J. & V. PALCU, Owners Application: Variation to reduce right side yard setback from 15 feet to 8 feet (existing); reduce left interior side yard setback from 15 feet to 8 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Monitor Avenue, approximately 300 feet north of 129th Street in Worth Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATIONS:**

277568      DOCKET #8047 – R. VALEK & J. QUIRK, Owners Application: Variation to reduce lot area from 20,000 square feet to 18,337 square feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.42 of an acre, located on the south side of 54<sup>th</sup> Place, approximately 431 feet east of Willow Springs Road in Lyons Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

\* The next regularly scheduled meeting is presently set for Tuesday, April 18, 2006.